

**Recommended Conditions of Approval if the Variance is Granted.**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. The variance and design review shall be null and void one year from the date of approval by the final review authority if the approval is not exercised.
- B. Project shall be in conformance with the plans approved at the public hearing. Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. Obtain building permits for the proposed plan.
- E. The applicant shall remove the nonconforming covering from the front right yard setback prior to occupancy of the addition. A 24-inch cantilevered covering may be proposed to replace the covering.
- F. All new construction shall meet the 12-foot total side yard setback requirement.

**2. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. The plans shall be revised to provide the following:
  - 1. Provide a full wall separation of the laundry area and the home to the west. Materials are to be of a durable nature and compatible with the finish of the existing home.
  - 2. Indicate that that the carport space is a minimum of 18 feet deep, 8.5 feet wide, and encloses an area of 200 square feet.
  - 3. 300 cubic feet of storage area.
- B. Provide a roof plan indicating drainage patterns for the enclosed courtyard area.
- C. Final exterior building materials and color scheme are subject to review and approval Director of Community Development prior to issuance of a building permit.